



City of NORFOLK

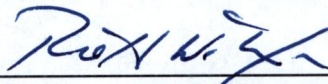
C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

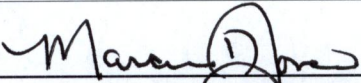
April 14, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special exception to operate an automobile and truck repair facility at 3335 Croft Street – Bay City Classics, Inc.**

Reviewed: 
Ronald H. Williams, Jr., Deputy City
Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number: R-8

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception – automobile and truck repair.
- IV. **Applicant:** Robert Darden
- V. **Description**
 - This request would allow a new business, Bay City Classics, to operate an automobile and truck repair facility at this site.
 - The existing building, constructed in 1970, is currently vacant and has previously been occupied by a contractor's office, wholesale, industrial machine equipment, and general warehouse and storage uses.
 - The applicant proposes to use this facility for classic car restoration and customization.

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated March 26, 2015 with attachments
- Proponents and Opponents
- Ordinance



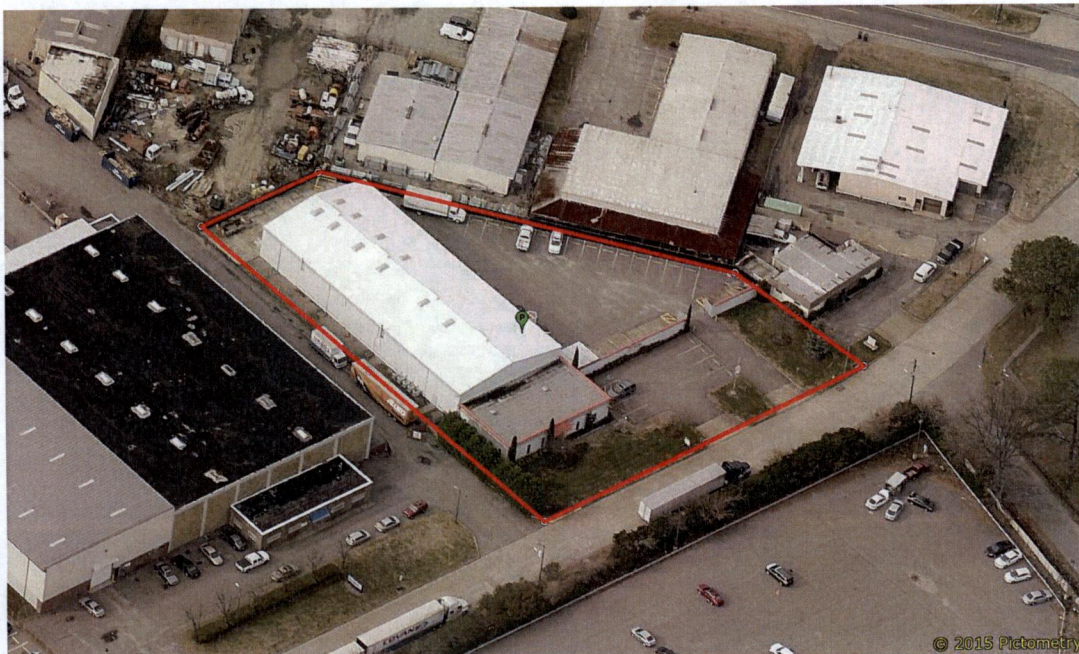
City of NORFOLK

Planning Commission Public Hearing: March 26, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Staff: Chris Whitney, CFM

Staff Report	Item No. 10	
Address	3335 Croft Street	
Applicant	Bay City Classics, Inc.	
Request	Special Exception	Automobile and Truck Repair
Property Owner	PW Associates, LLC	
Site Characteristics	Site Area	42,375 sq. ft.
	Zoning	I-1 (Limited Industrial)
	Neighborhood	N/A
	Character District	Suburban
Surrounding Area	North	I-1: Funeral services, electrical contractor
	East	I-1: Auto storage yard, plumbing services
	South	I-1: Moving services
	West	I-1: Business development office, electrical contractor, carpet cleaner



A. Summary of Request

- This request would allow a new business, Bay City Classics, to operate an automobile and truck repair facility at this site.
- The existing building, constructed in 1970, is currently vacant and has previously been occupied by a contractor's office, wholesale, industrial machine equipment, and general warehouse and storage uses.
- The applicant proposes to use this facility for classic car restoration and customization.
- This agenda item was originally scheduled for the February 26, 2015 Planning Commission public hearing; due to inclement weather, the hearing was cancelled and all agenda items have been rescheduled for the March 26, 2015 public hearing.

B. Plan Consistency

- The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as industrial.

C. Zoning Analysis

i. General

- The use is permitted in the I-1 district by special exception.

	Proposed
Hours of Operation	8:00 a.m. until 7:00 p.m., Monday through Saturday Closed on Sunday

ii. Parking

- The required parking for an automobile and truck repair facility in the Suburban Character District is based upon the number of service bays (three spaces per bay).
 - The existing structure would be required to have six parking spaces.
 - Sufficient parking is provided on site to support the proposed use.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that this use will generate 50 new vehicle trips per day.
- Based upon ITE data, the prior office/warehouse use on this site would be expected to generate 50 weekday trips while the proposed new 2 bay automobile repair use would be expected to generate 100 trips on weekdays.

E. Impact on the Environment

- The site currently contains a well-landscaped front yard buffer along Croft Street.
- The applicant will install additional landscaping along the Croft Street frontage, as approved by the Department of Recreation, Parks, and Open Space, in order to further screen the parking area and improve stormwater infiltration.

F. Impact on Surrounding Area/Site

- The site is located just southeast of the intersection of Azalea Garden Road and Croft Street west of the Idlewood/Sandy Heights neighborhood. It is surrounded by industrial uses.
- By requiring this use to conform to the conditions listed below, the proposed automobile and truck repair facility should not have a negative effect on the surrounding area.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- Letter was sent to the Idlewood/Sandy Heights Civic League on February 3.
- The civic league has indicated that it has no interest in this application, as well as the general area in which the site is located. Therefore, they have asked the City to remove this area from their boundaries.

I. Community Outreach/Notification

- Legal notice was posted on the property on January 20.
- Letters were mailed to all property owners within 300 feet of the property on February 12 and March 12.
- Legal notification was placed in *The Virginian-Pilot* on February 12 and February 19 and March 12 and 19.

J. Recommendation

Staff recommends that the request for a special exception to operate an automobile and truck repair facility be **approved** subject to the conditions listed below:

- a. The hours of operation for the facility shall be from 8:00 a.m. until 7:00 p.m., Monday through Saturday and closed on Sunday. No use of the facility outside of the hours of operation listed herein shall be permitted.
- b. Landscaping shall be installed and maintained in accordance with the landscape plan attached hereto and marked "Exhibit A."

- c. Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the *Zoning Ordinance of the City of Norfolk, 1992* (as amended). The landscaping shall be maintained at all times.
- d. There shall be no storage of wrecked or inoperative vehicles in the building or on the property without a work order or an insurance claim form.
- e. A hazardous materials management plan detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with the repair work being conducted on the property into groundwater or surface waters shall be prepared and submitted to the Department of City Planning. Once approved, the plan shall be fully and continuously implemented.
- f. All nonconforming fences and signs on the site shall be removed.
- g. There shall be no razor wire permitted on the site and any existing razor wire shall be removed.
- h. Test driving of the vehicles shall not occur within the neighborhood located in the vicinity of the site.
- i. Notwithstanding any other regulations pertaining to temporary window signage in Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor shall remain transparent as defined in the Zoning Ordinance.
- j. All repair work shall be done inside the building. No repair work may take place outside.
- k. No exterior storage, placement or any otherwise display of tires or other vehicle parts is allowed.
- l. All bollards on the site shall be painted and maintained free of visible corrosion.
- m. On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- n. Any dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the current existing building.

- o. During all hours of operation, the facility operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- p. The property shall be kept in a clean and sanitary condition at all times.
- q. No business license shall be issued until conditions (b), (c), (d), (e), (f), and (g) have all been implemented fully on the site.
- r. The facility shall maintain a current, active business license at all times while in operation.

Attachments

Location Map
Zoning Map
1000' radii map of similar automobile establishments
Application
Landscape Plan
Letter to the Idlewood/Sandy Heights Civic League

Proponents and Opponents

Proponents

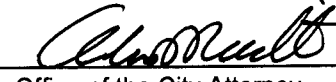
Robert Darden – Applicant
3335 Croft Street
Norfolk, VA 23513

Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF AN AUTOMOBILE AND TRUCK REPAIR FACILITY KNOWN AS "BAY CITY CLASSICS" ON PROPERTY LOCATED AT 3335 CROFT STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of an Automobile and Truck Repair facility known as "Bay City Classics" on property located at 3335 Croft Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 231 feet, more or less, along the western line of Croft Street, beginning 282 feet, more or less, from the eastern line of Azalea Garden Road and extending eastwardly; premises numbered 3335 Croft Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the facility shall be limited to 8:00 a.m. until 7:00 p.m. Monday through Saturday and closed on Sunday. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) Landscaping shall be installed in plan attached hereto and marked "Exhibit A".
- (c) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended). The landscaping shall be maintained at all times.

- (d) All nonconforming fences and nonconforming signs on the site shall be removed or modified in order to render them fully conforming.
- (e) Notwithstanding any other regulations pertaining to temporary window signage in Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor shall remain transparent as defined in the Zoning Ordinance.
- (f) There shall be no razor wire permitted on the site and any existing razor wire shall be removed.
- (g) Test driving of the vehicles shall not occur within any neighborhood in the vicinity of the site.
- (h) No vehicle associated with this facility shall be parked or displayed in any public right-of way, on any unimproved surface, or within any sight distance triangle.
- (i) There shall be no storage of wrecked or inoperative vehicles in any building or on the property without a work order or an insurance claim form.
- (j) All repair work, including the removal or installation of tires, shall be done inside the building. No work may take place outside.
- (k) There shall be no storage or display of tires or other vehicle parts outside the building.
- (l) All bollards on the site shall be painted and maintained free of visible corrosion.
- (m) Any dumpster on the property shall not be visible from any public right-of-way, and shall be screened with a masonry wall that complements the existing building and include a locking gate.
- (n) A hazardous materials management plan detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with the repair work being conducted on the property into groundwater or surface waters

shall be prepared and submitted to the Department of Planning. Once approved, the plan shall be fully and continuously implemented.

- (o) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter and refuse.
- (p) The facility shall maintain a current, active business license at all times while in operation.
- (q) Conditions (b), (c), (d), (f), and (n) shall be completed in their entirety within six (6) months of the date of adoption of this ordinance.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the

applicable district regulations;

- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

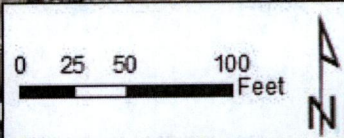
ATTACHMENT:

Exhibit A (1 page)

Location Map



BAY CITY CLASSICS, INC.



Zoning Map

C-2

IN-1

I-1

AZALEA GARDEN ROAD

LYNN STREET

BAY CITY CLASSICS, INC.

I-1

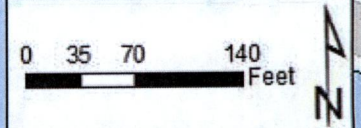
CROFT STREET

WINDERMERE AVENUE

I-1

I-64W HIGHWAY

I-64H OV HIGHWAY



Use Proximity Map

1000'

BAY CITY CLASSICS, INC.



Proposed Location



Automobile Repair Facility

0 80 160 320 Feet





APPLICATION
SPECIAL EXCEPTION

- 1/9 applicant told
to meet w/ RROS

Special Exception for: Bay City Classics, Inc. Auto Repair

Date of application: 1/9/15

DESCRIPTION OF PROPERTY

Property location: (Street Number) 3335 (Street Name) Croft St.

Existing Use of Property Warehouse and office

Current Building Square Footage 14034

Proposed Use classic car restoration and customization
shop with paint booth. No structural changes to
site plan. All customer vehicles will be stored
inside.

Proposed Square Footage 14034

Proposed Hours of Operation:

Weekday From 8 To 5 7

Friday From 8 To 5 7

Saturday From 8 To 7 possible

Sunday From — To — closed

Trade Name of Business (If applicable) N/A

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Darden (First) Robert (MI) G

Mailing address of applicant (Street/P.O. Box): 5519 Iowa Ave

(City) Norfolk (State) VA (Zip Code) 23513

Daytime telephone number of applicant (~~757~~) 576-5618 Fax number (~~757~~) 499-5117

E-mail address of applicant: Kimbobby757@verizon.net

2. Name of property owner: (Last) PW Associates, LLC (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): 3550 E. Virginia Beach Blvd

(City) Norfolk (State) VA (Zip Code) 23502

Daytime telephone number of owner (~~757~~) 222-9200 Fax number (~~757~~) 855-4496

CIVIC LEAGUE INFORMATION

Civic League contact: Idlewood/Sandy Heights - Annette Johnson

Date(s) contacted: _____

Ward/Super Ward information: 4 / 7

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking,
 - Landscaping
 - Property lines (*see attached example).

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Douglas A Simson Sign: [Signature] 01, 08, 2015
(Property Owner or Authorized Agent Signature) (Date)

Print name: Robert G. Darden Sign: [Signature] 11 9 15
(Applicant or Authorized Agent Signature) (Date)

Secretary / Treasurer
Bay City Classics, Inc.

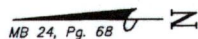
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



VICINITY MAP SCALE : 1"=2000'

This is to certify that I, on November 15, 2001, surveyed the property shown on this plat and that is it true and correct to the best of my knowledge. The property lines are as shown, and there are no encroachments on the property, except as shown.

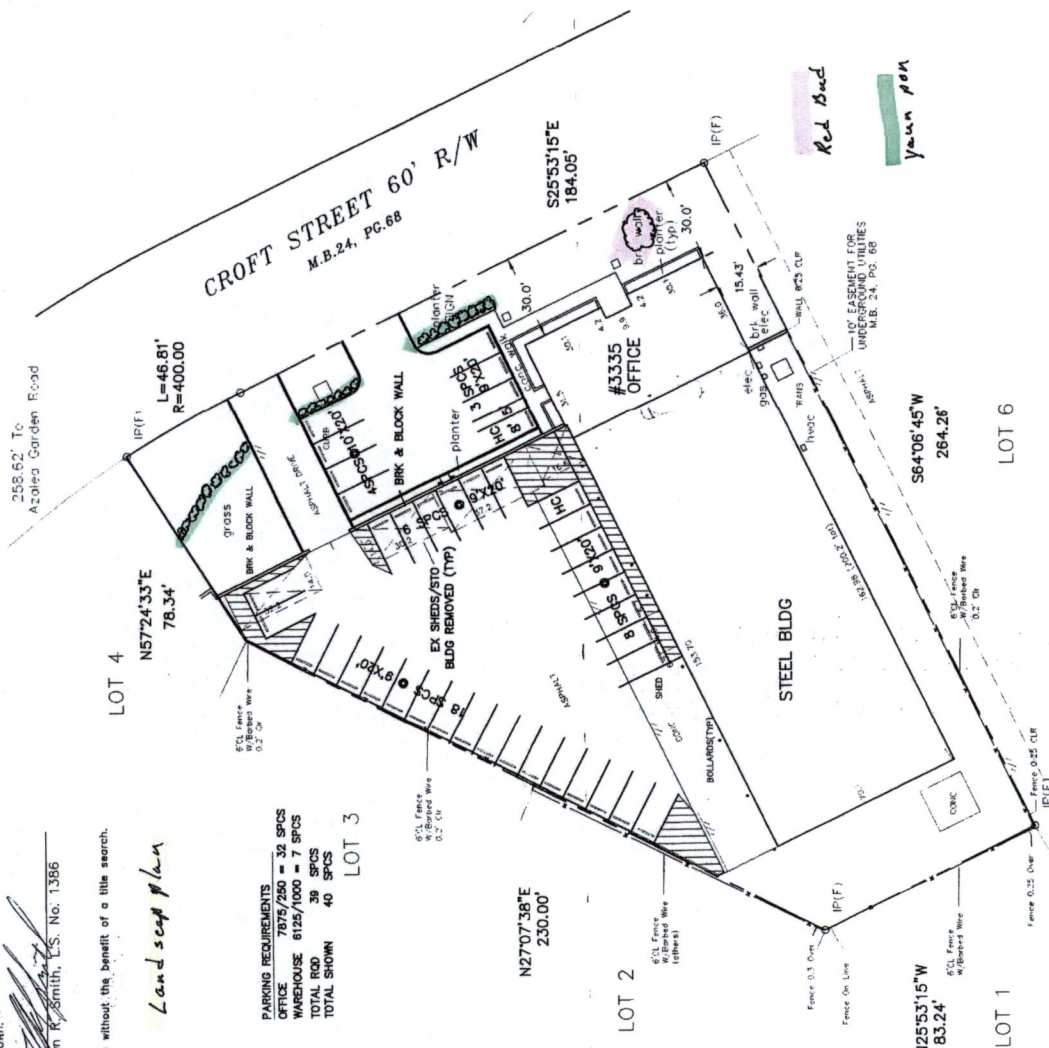
Signed: Melvyn R. Smith, L.S. No. 1386

1. This survey was done without the benefit of a title search.

Landscap plan

PARKING REQUIREMENTS	
OFFICE	7875/250 = 32 SPCS
WAREHOUSE	6125/1000 = 7 SPCS
TOTAL REQ	39 SPCS
TOTAL SHOWN	40 SPCS

LOT 3



PHYSICAL SURVEY

Lot 5

PLAT SHOWING PROPERTY OF

CITY OF NORFOLK

CROFT ST. & AZALEA GARDEN ROAD
(M.B.24, PG. 68)

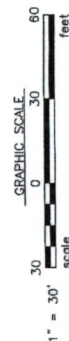
for
J.F.S., L.L.C.

Norfolk, VA
JANUARY 10, 2002
Scale: 1"=30'



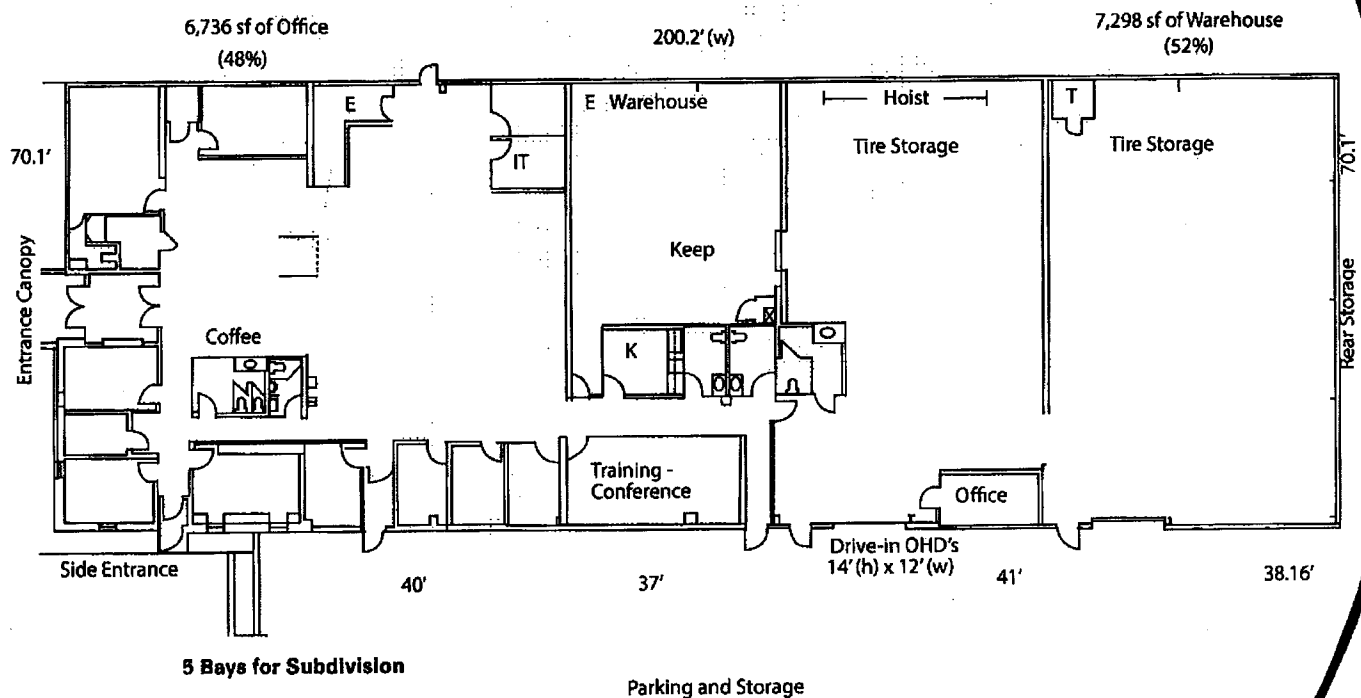
MEL SMITH & ASSOCIATES
ENGINEERING • SURVEYING • PLANNING
504 19th Street
Virginia Beach, Virginia 23451
Phone (804) 422-4983

DRAWN : CAD PROJ. NO. : 2001.0027



ST. THURSTON SONS, INC.

Building Layout

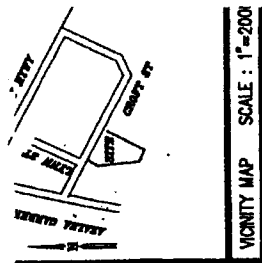


CONTACT:

WILLIAM E. KING, SIOR
Phone (757) 640-8250
billyking@harveylindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE
A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease.



VICINITY MAP SCALE: 1"=200'

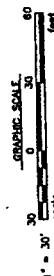
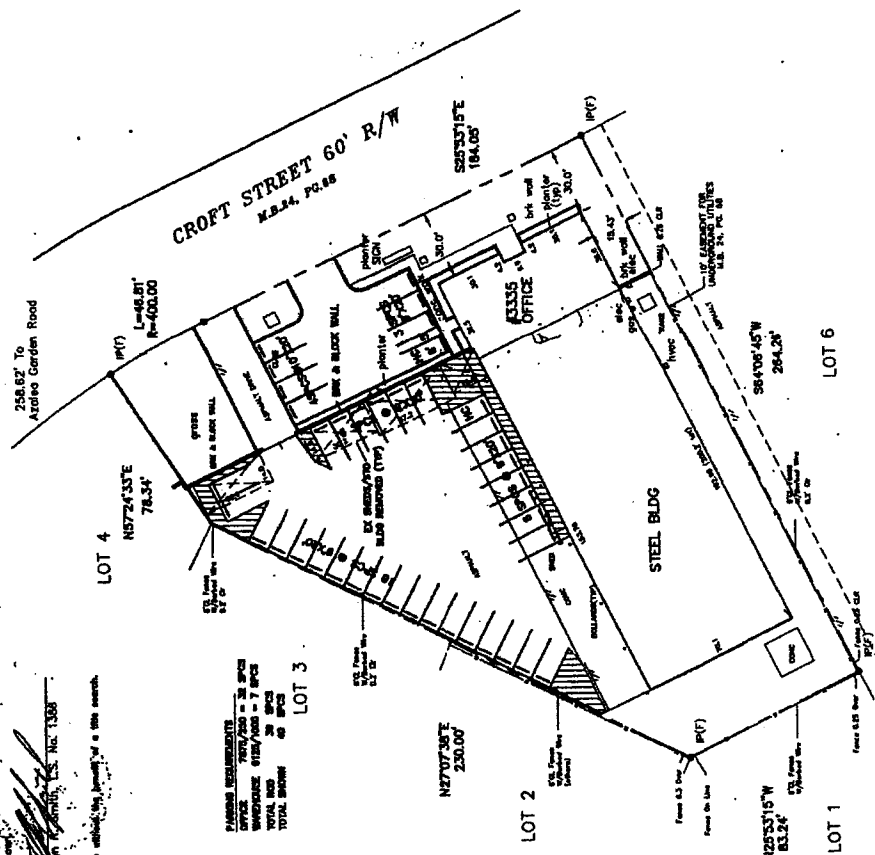
MB 24, Pg. 68

This is to certify that I, on November 15, 1991, arranged for a survey to be made of the property shown on this plat and that it is a true and correct copy of the original survey. The property lines are as shown, and there are no encroachments on the property, except as shown.

Signed: *[Signature]*
Surveyor No. 1333

1. The survey was done without the benefit of a title search.

PLANNED IMPROVEMENTS
OFFICE 7850/200 = 38 SPCS
WAREHOUSE 6150/100 = 7 SPCS
TOTAL IMP 45 SPCS



PHYSICAL SURVEY
Lot 5
PLAT SHOWING PROPERTY OF
CITY OF NORFOLK
CROFT ST. & AZALEA GARDEN ROAD
(M.B. 24, PG. 68)
for
J.F.S., L.L.C.

Norfolk, VA
JANUARY 10, 2002
Scale: 1"=30'

MEL SMITH & ASSOCIATES
ENGINEERING • SURVEYING • PLANNING
804 19th Street
Norfolk, Virginia 23511
Phone (804) 422-1883
FAX (804) 422-1883
PERS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

2001.0027



City of NORFOLK

February 3, 2015

Annette Johnson
President, Idlewood/Sandy Heights Civic League
3328 Sandy Street
Norfolk, VA 23518

Dear Ms. Johnson,

The Planning Department has received an application for a special exception to operate an automobile and truck repair facility at 3335 Croft Street. This item is tentatively scheduled for the February 26, 2015 City Planning Commission public hearing.

Summary

This request would allow a new business, Bay City Classics, to operate an automobile and truck repair facility on the site. The existing building is currently vacant.

	Previous (C.E. Thurston and Sons)	Proposed (Bay City Classics)
Use of the Property	Contractor's office/wholesale, industrial machine equipment	Classic car restoration and customization shop
Hours of Operation	N/A	8:00 a.m. until 7:00 p.m., Monday through Saturday Closed on Sunday

If you would like additional information on the request, you may contact the applicant, Robert Darden at (757) 576-5518, or you may contact me at (757) 823-1253, or chris.whitney@norfolk.gov. A copy of the complete application is enclosed.

Sincerely,

Chris Whitney
City Planning Technician

cc: Oneiceia Howard, Senior Neighborhood Development Specialist
Oneiceia.Howard@norfolk.gov or (757) 664-6761
Councilman Riddick at paul.riddick@norfolk.gov
Councilwoman Williams at angelia.williams@norfolk.gov